

4.2.10 C-1 Retail Commercial Zone

A. Legislative Intent

The C-1 Retail Commercial Zone has been established to provide an area in which the primary use of the land is for retail commercial and service use to accommodate the needs of residents and the traveling public.

Characteristic of this zone are uses such as retail stores, banks, restaurants, office structures, warehouses, housing parks, light construction companies, churches and a wide variety of specialty shops, located in surroundings that are aesthetically pleasing and conveniently and safely accessible. In general, these zones should be located adjacent to major traffic arteries.

Residential developments, manufacturing uses, and other activities that would be inconsistent with the use of the land for commercial activities are not permitted in the zone.

The specific regulations necessary for the accomplishment of the intent of the zone are hereinafter set forth:

B. Permitted Uses

The following buildings, structures and uses of land shall be permitted in the C-1 Zone upon compliance with the requirements set forth in this Code:

1. General retail stores and shops providing goods and services for sale at retail in the customary manner, provided that all storage and sales activity shall be contained within a building. Also, manufacturing and processing activities which are an integral part of and incidental to the retail establishment.
2. Office buildings, medical clinics.
3. Restaurants and food drive-ins.
4. Personal service establishments, such as barber and beauty shops, photographic studios, shoe repair, laundries (commercial and self-service), reception centers and similar establishments.
5. Automotive service establishments, including gasoline stations, car washes, parking lots and storage garages, minor automotive repair establishments.
6. Automobile, motorcycle, snowmobile sales structures and lots, for both new and used units. Also, the related repair facilities when such facilities are included as an integral part of the sales structure.
7. Recreational enterprises including bowling alleys, recreation centers, motion picture theatres (indoor only), athletic clubs, private clubs and fraternal lodges.
8. Funeral homes.
9. Accessory advertising signs, subject to the provisions of [Section 3.3.25](#).
10. Hotels and motels.
11. Apartment buildings
12. Churches.
13. Warehouses.

14. Light construction companies, excepting heavy equipment, road building and excavation contractors.
15. Caretaker dwellings subject to the provisions of [Section 3.3.26](#).
16. The production of fruit and crops in the field.
17. The incidental pasturage and keeping of livestock at levels not exceeding one animal unit for each 10,000 square feet of area used as livestock management area.
18. Public agency parks and playgrounds.
19. Accessory uses and structures, provided they are incidental to and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include but are not limited to garages, carports, equipment and supply storage buildings, when used in conjunction with and incidental to principal allowed use or structure.
20. Minor utility transmission projects.
21. Water diversions, water distribution systems, facilities and structures for water.
22. Lodging Houses & Bed & Breakfasts.

C. Permitted Conditional Uses

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this Code and after approval has been given by the Planning and County Commission and a permit has been issued. Approval of other agencies or levels of government may be required.

1. Planned shopping center developments and commercial condominium projects containing only those types of establishments authorized under Item B above and subject to the applicable provisions of [Sections 5.7](#), [5.8](#) or [5.10](#) of this Code.
2. Recreation vehicle courts, subject to the approval of the County Commission as set forth under [Section 3.3.27](#).
3. Major utility transmission or railroad projects when approved by the County Commission in accordance with the applicable provisions of [Section 5.5](#).
4. Exploratory and production wells subject to approval of a site plan, and recommendation for a conditional use permit by the Planning Commission, and approval of a conditional use permit by the County Commission following a public hearing, as set forth in [Section 3.3.31](#) and other applicable sections of this Code.
5. Public and private airports, flying fields, helicopter pads, including terminal and aircraft storage facilities, subject to approval of a site plan by the County Commission, following a recommendation by the Planning Commission.
6. Motion picture theaters, outdoor, subject to approval of a conditional use permit.
7. Churches.
8. Day treatment facilities and programs as licensed by State of Utah.
9. Factory-built housing parks subject to [Section 5.9](#).

D. Access Requirements

Per [Table 4.1](#).

E. Location Requirements

Buildings shall be setback from the property or right-of-way line as per [Tables 4.2, 4.3, or 4.4](#).

F. Parking and Loading Requirements

No parking area that requires backing onto the street in order to exit shall be permitted. All ingress and egress shall be by forward motion only, and all points of ingress and egress shall be clearly defined and channeled using structural barriers. The design and construction of off-street parking and access facilities shall be in accordance with County or other standards.

G. Area and Location of Zone

Each single C-1 Zone shall contain a minimum of three (3) acres, and each zone established by a change of zoning district shall abut upon and have access to a collector or arterial class road as shown on the County's major street plan.

H. Access

Per [Table 4.1](#).

I. Site Plan Approval Required for Non-Conditional Uses

Prior to the construction of any building or establishment of a commercial use, a site plan shall be submitted to and approved by the Zoning Administrator, in accordance with the provisions of [Section 3.3.31](#). In addition to the data required under [Section 3.3.31](#), said site plan shall contain the following information:

1. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings, and distances from buildings to adjacent property lines and structures.
2. The location of all parking spaces, driveways and points of vehicular ingress and egress.
3. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
4. The location of solid waste receptacles and trash pick-up areas.

J. Utility Requirements

Per [Table 4.5](#).

K. Special Provisions

1. Uses Within Buildings

All uses shall be conducted entirely within a fully enclosed building, except those uses deemed by

the County to be customarily and appropriately conducted in the open, including but not limited to service stations, drive-in restaurants, miniature golf, plant nursery display, etc. Automotive and vehicle service and repair establishments shall not store or park vehicles in the open except those vehicles being repaired or the privately owned vehicles of employees during business hours.

2. Trash Storage

No trash, used materials, or wrecked or abandoned vehicles or equipment shall be stored in an open area. Containers for trash storage of a size, type and quantity approved by the County shall be maintained in a location as shown on the Site Plan.